



1

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: DECEMBER 4, 2019

SUBJECT: DR19-150, FOX EARTH STATION

STRATEGIC INITIATIVE: Exceptional Built Environment

Encourage the protection and expansion of the land designated in the General Plan for industrial uses.

REQUEST

DR19-150 Fox Earth Station: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 3.57 acres, generally located east of the southeast corner of Horne St. and Merrill Ave., and zoned Light Industrial (LI).

RECOMMENDED MOTION

Staff request input only. No motion required.

APPLICANT/OWNER

Company: Archcentric PC
Name: Tim Green
Address: 5300 DTC Parkway, Ste 370
Greenwood Village, CO 80111
Phone: 720-289-6560

Company: Sunstone Rover, LLC
Name: Larry Uhl
Address: 1370 Old Mill Rd.
San Marino, CA 91108
Phone: 626-664-4508

Email: tgreen@archcentric.com

Email: luhl@socal.rr.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 22, 1981</i>	Town Council approved Ordinance No. 302, approving case A81-02 annexing the subject property.
<i>July 8, 2003</i>	Town Council approved Ordinance No. 1490, approving case Z03-07 rezoning 9.73 acres from Agricultural (AG) to General Commercial (GC) and 38.41 acres from Agricultural (AG) to Garden Industrial (I-1).
<i>September 7, 2004</i>	Town Council approved Ordinance No. 1593, approving case Z04-20 rezoning the approx. 37.32 acres from Garden Industrial (I-1) to Garden Industrial (I-1) with a PAD overlay.
<i>October 11, 2005</i>	The approved Final Plat for the Fuller Commercial Center was recorded with the Maricopa County Records Office.

Overview

The applicant is proposing to construct a new satellite earth station on a 2.8 net acre property located east of the southeast corner of Horne St. and Merrill Ave., and zoned Light Industrial (LI). In general, the proposed development includes a 4,645 sq. ft. single story precast concrete building, four 9-meter transmit satellite dishes and twenty 4.6-meter receive antennas.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial (LI)	Vacant land
South	Light Industrial (LI)	Light Industrial (LI)	Vacant land
East	Light Industrial (LI)	Light Industrial (LI)	Pinnacle Consulting & Colby Cruisers
West	Light Industrial (LI)	Light Industrial (LI)	JF Ellis Corporation
Site	Light Industrial (LI)	Light Industrial (LI)	Vacant land

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Building Height	55/3	18'-3"
Minimum Building Setbacks		
Front	25'	103'
Side to Employment	0'	109'
Rear to Employment	0'	124'

Minimum Required Perimeter Landscape Area		
Front	20'	20'
Side to employment	5'	5'
Rear to employment	5'	5'
Landscaping (% of lot area)	15%	20%
Parking Spaces	0	5 spaces

DISCUSSION

Staff has completed the 2nd review of the project, is generally supportive of the overall development and is requesting a Study Session to receive general Planning Commission/DRB input concerning the development of the site.

Site Plan:

The proposal consists of a new satellite earth station on a 2.8 net acre property that includes a 4,645 sq. ft. single story unmanned precast concrete building, four (4) 31' tall 9-meter transmit satellite dishes at the front of the property and twenty 17'-6" tall 4.6-meter receive antennas north of the building at the back half of the property. The taller antennas along the frontage will be setback 32' from the front property line and will be screened by Palo Verde trees planted about 25' on center.

The overall site is currently vacant land and consists of four (4) lots that total 2.8 net acres that will be combined to accommodate the proposed development. Vehicle, fire department and refuse access are via an entrance gate on Melba Court. On site vehicular circulation will use a 20-foot wide paved road. A secondary emergency only access gate will be provided on North Leland Court on the east side of the site. A fifty-foot long stacking lane is proposed from Melba Court to the vehicular gate. The sidewalk at Merrill Avenue will be extended along Melba Court to the site and to the building entrance. Rock ground cover is shown inside the screened yard. The building has been situated in a fashion that is generally centered on the site with a small parking area to the north of the building.

With regard to parking, the Land Development Code (LDC) does not identify the proposed use, but the applicant believes five stalls more than accommodate the needs of the project as typically only 1 or 2 stalls may be used at any given time. The Zoning Administrator has concurred, per LDC Section 4.203.C.

The site will be bound by a combination of 8' and 10' high concrete masonry block walls located outside the required landscape area to fully screen the site. Per LDC Section 4.803.D, the antennas will be located within a setback equal to the height of the antennas. The setback adjacent to the 4.6-meter antennas is 18 feet and the setback adjacent to the 9-meter antennas is 32 feet. A detail demonstrating the height of the antennas and their location on the site has been provided. The antennas will consist of a light white color. Roof-mounted antennas are not anticipated for the project.

Landscape Plan:

The landscape plan proposes a varied palette of trees and shrubs. The types of trees include: Desert Museum Palo Verde, Desert Willow and Mesquite. Some of the shrub and ground cover types include: Desert Ruellia, Bougainvillea, Desert Spoon, Dwarf Century Plant, Deer Grass and New Gold Lantana. All of the landscaping is proposed to be located outside of the proposed secured yard area along the street frontages and within the required perimeter landscape areas. No foundation landscaping is proposed inside the site wall or around the building, which will not be visible or accessed by the public.

Building Elevations:

The building will consist of three distinct areas, creating undulations in the exterior wall elevations. A fourth mass will be created by a screen wall surrounding the emergency generator yard located on the east side of the building. Additional articulation is achieved using precast concrete panels with multiple textures (exposed aggregate, fluted form liner, and smooth painted concrete) and colors (exposed aggregate, and 3 complimentary paint colors). All building elevations will have consistent design, colors and textures. The dominant color of the precast will be a warm white, slightly more muted than the white finish of the antennas. A concrete fluted form liner will add further texture and variation with changing light conditions. Horizontal banding higher on the exterior walls will complement the tones of the exposed aggregate base. The colors and textures of the perimeter concrete masonry screen walls will be consistent with the colors and textures of the building. The only roof mounted equipment will be an exhaust fan, which will be fully screened by the building parapet. All roof drains will be internalized

Grading and Drainage:

The only retention basin is to be located along the rear lot line, away from streets or open space. A majority of site runoff as required by the Town will be routed to common retention basins located throughout the subdivision. No on-site retention is required. Town Engineering Staff has approved all proposed site grading and drainage.

Lighting and Signage:

Lighting will be provided per LDC requirements and to provide ambient light levels for security viewing. The bulk of the security yard lighting is to be LED fixtures mounted on the interior face of the perimeter site screen wall. These fixtures are to be dimmable to insure the ability to provide an acceptably low light environment. All exterior light will be cut-off fixtures not to exceed a max .3 foot-candles at the property line.

No signage is proposed for this project.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require a public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

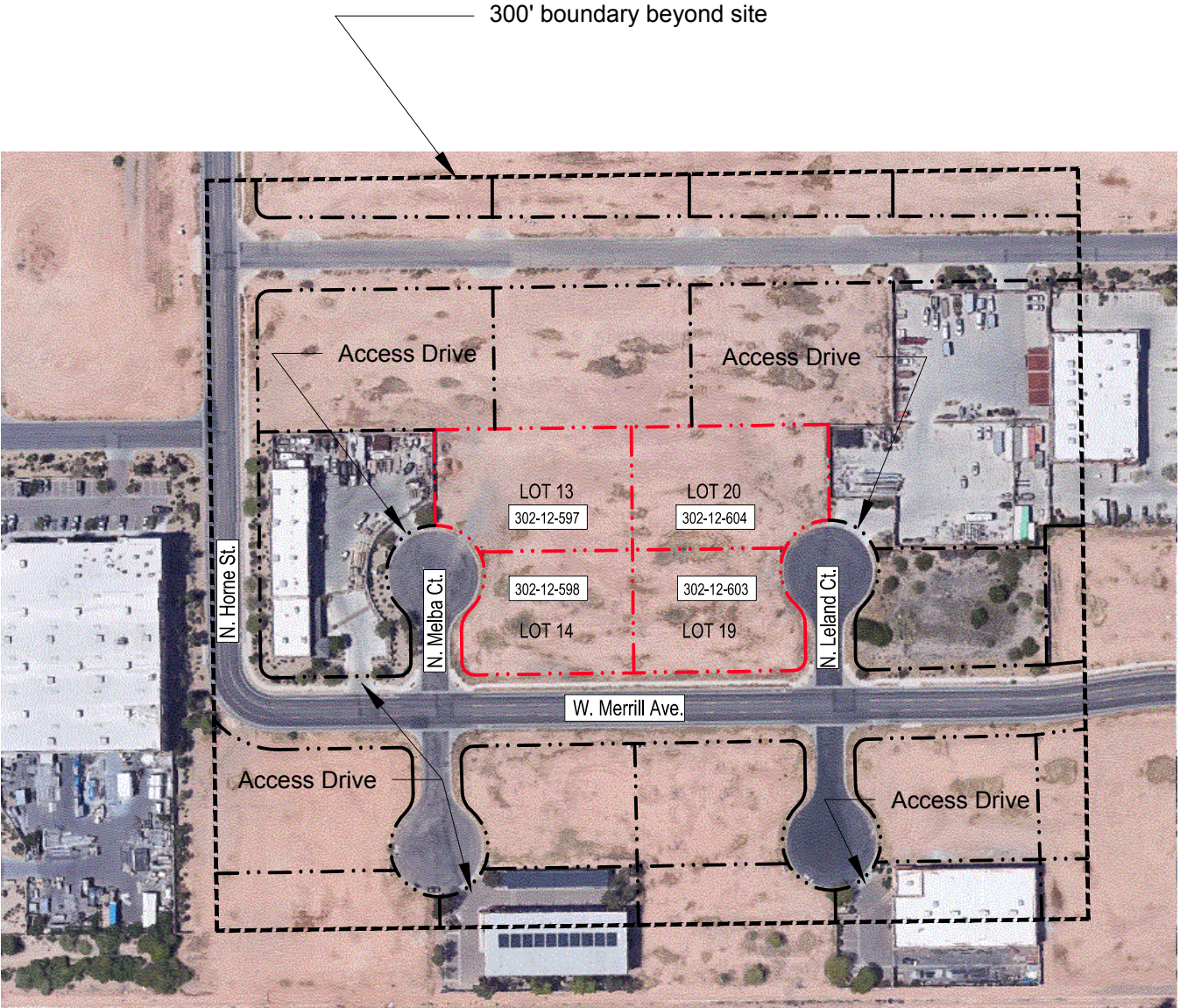
1. Overall building architecture and site design.

Respectfully submitted,

Keith Newman
Planner II

Attachments and Enclosures:

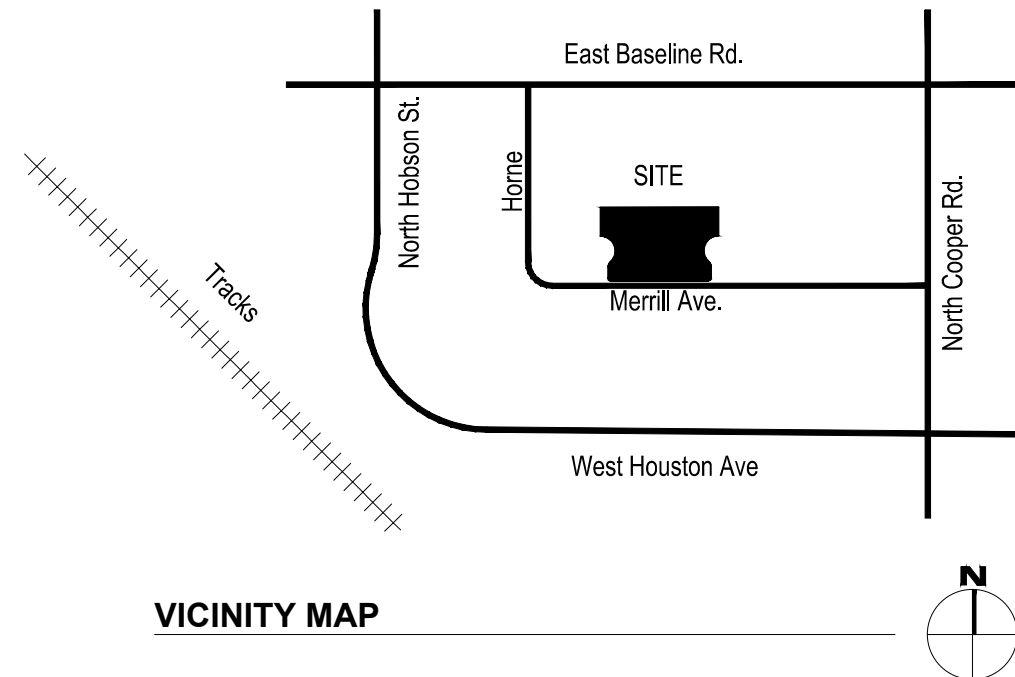
- 1) Vicinity/Aerial Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Building Elevations
- 5) Colors and Materials
- 6) Floor Plan
- 7) Grading and Drainage Plan
- 8) Lighting Plan



Aerial with Parcel Boundary, Adjacent
Structures and Access Drives within 300' of Site
(Also reference Exhibit 13A for Assessor Parcel Map)

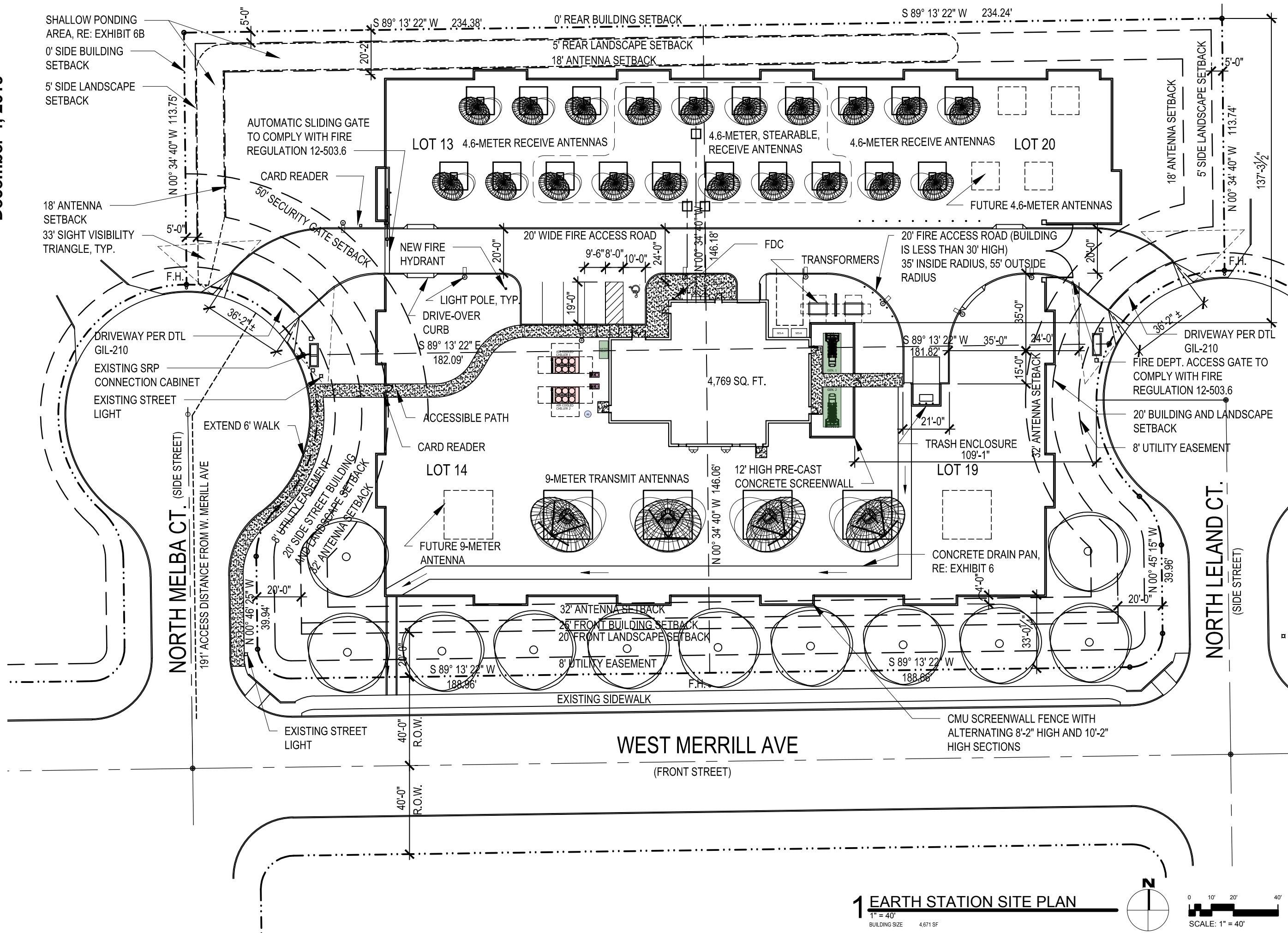
ARCHITECT: <div>Archcentric</div> <div>Copyright Archcentric, P.C.</div> <div>Archcentric, PC 5300 DTC Parkway, Suite 370 Greenwood Village, Colorado 80111 720-529-6644</div>																																								
CONSULTANT:																																								
PROJECT: <div>FOX Earth Station</div> <div>Fuller Commercial Center Lots 13, 14, 19, 20 1040 W Merrill Ave. Gilbert, AZ 85233</div>																																								
OWNER: <div>FOX</div> <div>FOX Corporation 10201 West Pico Boulevard Los Angeles, CA 90064</div>																																								
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SHEET TITLE: Aerial/Parcel Boundry																																								
ARCHCENTRIC NO: 1827.02	SHEET NUMBER: Exhibit 3																																							
CONSULTANT NO:																																								

Fuller Commercial Center
Lots 13, 14, 19, and 20
1040 W. Merrill Ave.
Gilbert, AZ 85233



PROJECT DATA TABLE
Existing Site Zoning: Light Industrial, Overlay District - Fuller Commercial Center
Existing Zoning within 300': Light Industrial
Gross Acreage: 3.57 Acres
Net Acreage: 2.81 Acres
Gross Building Area: 4,769 s.f.
Number of required parking spaces: Determined by Zoning Administrator
Number of provided parking spaces: 5
Total Landscape Area: 44,065 s.f. (Not Including R.O.W.)
Landscape Area Percentage: 36.05%
Lot Coverage Percentage: 5.73%

ARCHITECT:  Archcentric <small>© Copyright Archcentric, P.C.</small> Archcentric, PC 5300 DTC Parkway, Suite 370 Greenwood Village, Colorado 80111 720-529-6644	
CONSULTANT:	
PROJECT:	
<h2 style="margin: 0;">FOX Earth Station</h2> <p style="font-size: 1.2em; margin-top: 10px;">Fuller Commercial Center Lots 13, 14, 19, 20 1040 W Merrill Ave. Gilbert, AZ 85233</p>	
OWNER:	
 FOX Corporation 10201 West Pico Boulevard Los Angeles, CA 90064	
SET RELEASE / REVISION:	
DESCRIPTION:	KEY DATE:
Pre-Application	07-24-19
Design Review Application	09-24-19
DR Revisions	A 11-15-19
DRAWN:	CHECKED:
RELEASE RECORD:	
<input type="radio"/> RECORD DRAWINGS <input type="radio"/> RELEASED FOR CONSTRUCTION <input type="radio"/> RELEASED FOR BID <input type="radio"/> RELEASED FOR PERMIT <input checked="" type="radio"/> PRELIMINARY - NOT FOR CONSTRUCTION	
SEAL	
SHEET TITLE:	
VICINITY MAP	
ARCHCENTRIC NO:	SHEET NUMBER:
1827.02	
CONSULTANT NO:	Exhibit 4A



1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS, DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
5. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. PLANT SIZE, LOCATION AND SPACING:
 - 6.1. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ON-SITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - 6.2. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
7. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
10. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
11. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
13. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS, PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
14. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
15. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
16. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
17. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
18. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
19. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:

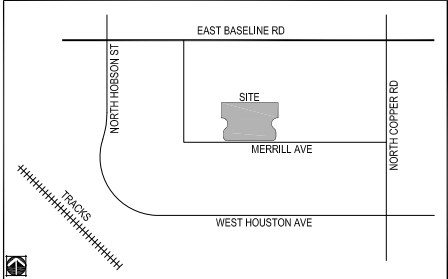
1 GALLON PLANT - 1 TABLET	GALLON
PLANT - 4 TABLETS	
5 GALLON PLANT - 2 TABLET	
15 GALLON & 24" BOX TREE - 6 TABLETS (MIN.)	

TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
21. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
22. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
23. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
24. ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
25. A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.

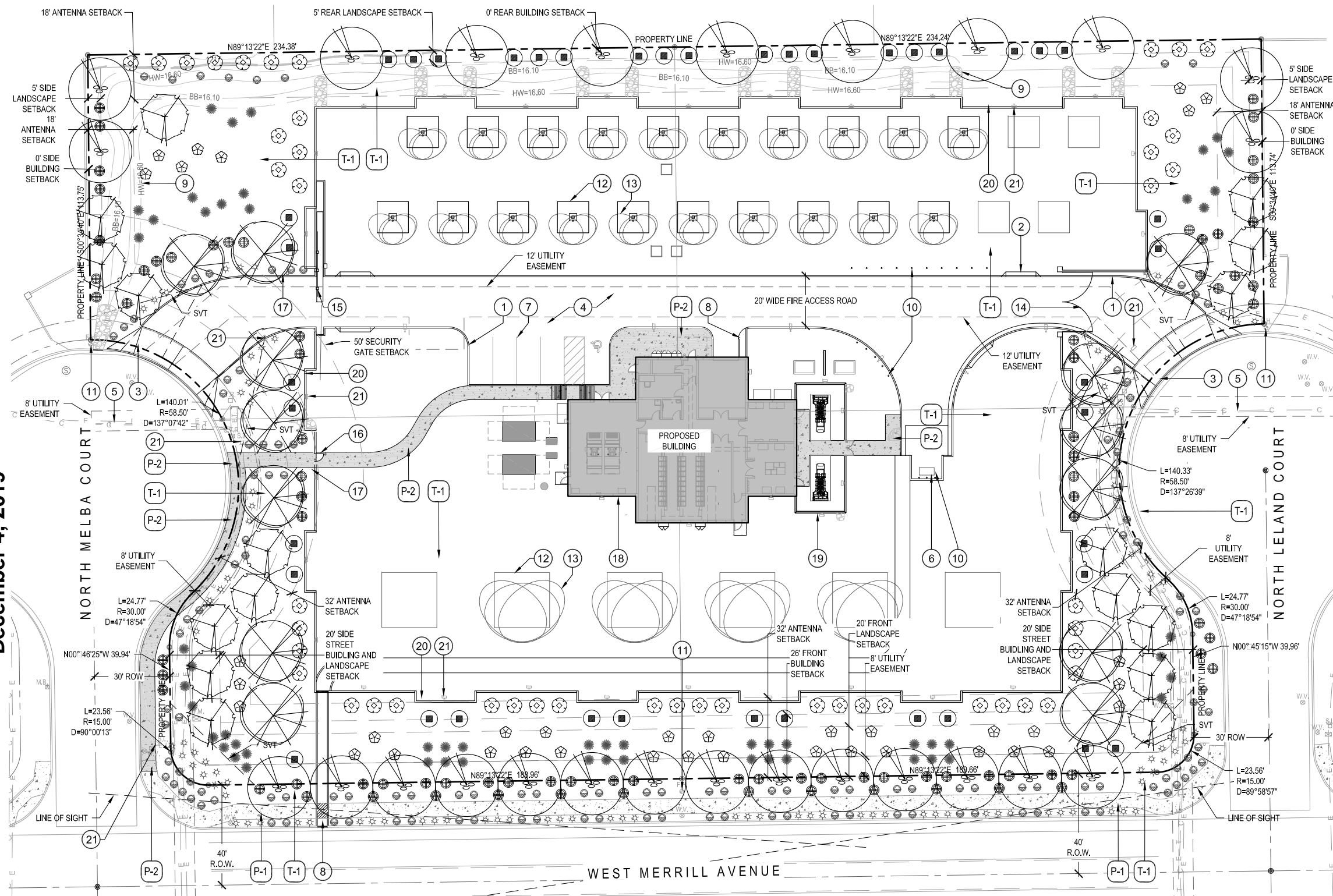
	AREA	PERCENT OF SITE
GROSS SITE AREA:	155691.90 S.F. / 3.57 ACRES	N/A
NET SITE AREA:	122199.54 S.F. / 2.81 ACRES	N/A
LANDSCAPE AREA ON-SITE:	44,065 S.F. / 1.01 ACRES	28% (OF GROSS)
LANDSCAPE AREA IN PUBLIC R.O.W. (OFF-SITE):	5,882 S.F. / 0.13 ACRES	4% (OF GROSS)
TOTAL LANDSCAPE AREA OF ON-SITE AND OFF-SITE:	49,947 S.F. / 1.14 ACRES	32% (OF GROSS)
LANDSCAPE COVERAGE:	9,975 S.F.	20% (OF LANDSCAPE AREA)
	REQUIRED	PROVIDED
STREET TREES IN R.O.W. 1 EVERY 25' (343 L.F.):	14 TREES	14 TREES
SHRUBS IN R.O.W. 3 PER TREE (14 TREES):	42 SHRUBS	43 SHRUBS
SHRUBS/GROUND COVER R.O.W COVERAGE:	25% COVERAGE	26% COVERAGE
	REQUIRED	PROVIDED
REAR YARD, 3 TREES PER 1,000 S.F. (2,339 S.F.):	7 TREES	7 TREES
REAR YARD, 5 SHRUBS PER 1,000 S.F. (2,339 S.F.):	12 SHRUBS	12 SHRUBS
REAR YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE
WEST SIDE YARD, 3 TREES PER 1,000 S.F. (3,998 S.F.):	12 TREES	12 TREES
WEST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (3,998 S.F.):	20 SHRUBS	20 SHRUBS
WEST SIDE YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE
EAST SIDE YARD, 3 TREES PER 1,000 S.F. (4,281 S.F.):	13 TREES	13 TREES
EAST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (4,281 S.F.):	21 SHRUBS	21 SHRUBS
EAST SIDE YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE

[illegible]

SHEET #	DESCRIPTION	(09/24/19) ISSUED FOR: DESIGN REVIEW APPLICATION	(11/14/19) ISSUED FOR: DRA RESUBMITTAL		
Exhibit 5A	LANDSCAPE COVER	X	X		
Exhibit 5B	LANDSCAPE PLAN	X	X		
Exhibit 5C	LANDSCAPE PLAN	X	X		
Exhibit 5D	ILLUSTRATIVE SITE PLAN	X	X		



DR19-150 Fox Earth Station



TOPDRESS SCHEDULE

- T-1** TYPE 1 - DECOMPOSED GRANITE
SIZE: 1" SCREENED AT 2" MIN. DEPTH
COLOR: APACHE GOLD
SOURCE: KALAMAZOO MATERIALS

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PAVING SCHEDULE

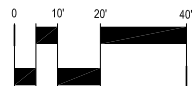
- TYPE 1 - EXISTING CONCRETE TO REMAIN**

- P-2 TYPE 2 - CONCRETE
FINISH: LIGHT BROOM FINISH
COLOR: STANDARD GRAY
TYPE: PEDESTRIAN RATED
SEE CIVIL DRAWINGS











LANDSCAPE PLAN



NORTH



SCALE: 1"=20' - WHEN PRINTED TO 24" X 36"

PLANT SCHEDULE					
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	CALIPER HT & W	QTY	
TREES					
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Multi-Trunk	24" Box Multi	1.25" CAL 7' X 3'	13	
	Chilopsis linearis Desert Willow Multi-Trunk	24" Box Multi	1.25" CAL 6' X 3'	17	
	Prosopis x 'Leslie Roy' Leslie Roy Thornless Mesquite Single Trunk	24" Box Multi	1.5" CAL 7' X 5'	25	
SHRUBS					
	Bougainvillea 'La Jolla' La Jolla Red Bougainvillea	5 GAL.		41	
	Eremophila maculata Valentine Emu Bush	5 GAL.		37	
	Leucophyllum frutescens Green Cloud Texas Ranger	5 GAL.		47	
	Ruellia peninsularis Desert Ruellia	5 GAL.		83	
ACCENTS					
	Hesperaloe parviflora 'Perpa' Brakelight® Yucca	5 GAL.		102	
GROUNDCOVERS					
	Lantana x 'New Gold' New Gold Lantana	1 GAL.		130	
GRASSES					
	Muhlenbergia rigens Deer Grass	5 GAL.		56	
NOTES:					
1. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.					

KEY NOTES

- ① CURB - REFER TO CIVIL DRAWINGS
- ② DRIVE-OVER CURB - REFER TO CIVIL DRAWINGS
- ③ CONCRETE APRON AT ENTRY DRIVE - REFER TO CIVIL DRAWINGS
- ④ VEHICULAR ASPHALT PAVING - REFER TO CIVIL DRAWINGS
- ⑤ EXISTING UTILITIES - REFER TO CIVIL DRAWINGS
- ⑥ TRASH ENCLOSURE - REFER TO CIVIL DRAWINGS
- ⑦ STRIPED PARKING LOT- REFER TO CIVIL DRAWINGS
- ⑧ DRAINAGE - REFER TO CIVIL DRAWINGS
- ⑨ RETENTION BASIN - REFER TO CIVIL DRAWINGS
- ⑩ BOLLARD - REFER TO CIVIL DRAWINGS
- ⑪ FIRE HYDRANT - REFER TO CIVIL DRAWINGS
- ⑫ ANTENNA PAD - REFER TO ARCHITECTURAL DRAWINGS
- ⑬ ANTENNA - REFER TO ARCHITECTURAL DRAWINGS
- ⑭ FIRE DEPARTMENT ACCESS GATE - REFER TO ARCHITECTURAL DRAWINGS
- ⑮ VEHICULAR GATE - REFER TO ARCHITECTURAL DRAWINGS
- ⑯ PEDESTRIAN GATE - REFER TO ARCHITECTURAL DRAWINGS
- ⑰ CARD READER - REFER TO ARCHITECTURAL DRAWINGS
- ⑱ PROPOSED BUILDING - REFER TO ARCHITECTURAL DRAWINGS
- ⑲ 12' HIGH PRE-CAST CONCRETE SCREENWALL - REFER TO ARCHITECTURAL DRAWINGS
- ⑳ PRECAST CONCRETE SCREENWALL FENCE WITH ALTERNATING 8' HIGH AND 10' HIGH SECTIONS - REFER TO ARCHITECTURAL DRAWINGS
- ㉑ LIGHTING - REFER TO ELECTRICAL DRAWINGS

ARCHITECT:



Archcentric, PC
5300 DTC Parkway, Suite 370
Greenwood Village, Colorado 80111
720-529-6644

CONSULTANT:



901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norrls-design.com

PROJECT:

FOX Earth Station

Fuller Commercial Center
Lots 13, 14, 19, 20
1040 W Merrill Ave.
Gilbert, AZ 85233

OWNER:



FOX Corporation
0201 West Pico Boulevard
Los Angeles, CA 90064

SET RELEASE / REVISION:

[illegible]

DRAWN: MS/GR/JO	CHECKED: GR/JO
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RELEASE RECORD:

- ☐ RECORD DRAWINGS
- ☐ RELEASED FOR CONSTRUCTION
- ☐ RELEASED FOR BID
- ☐ RELEASED FOR PERMIT
- ☒ PRELIMINARY - NOT FOR CONSTRUCTION

SEAL



SHEET TITLE:

LANDSCAPE PLAN

ARCHCENTRIC NO:

1827.02

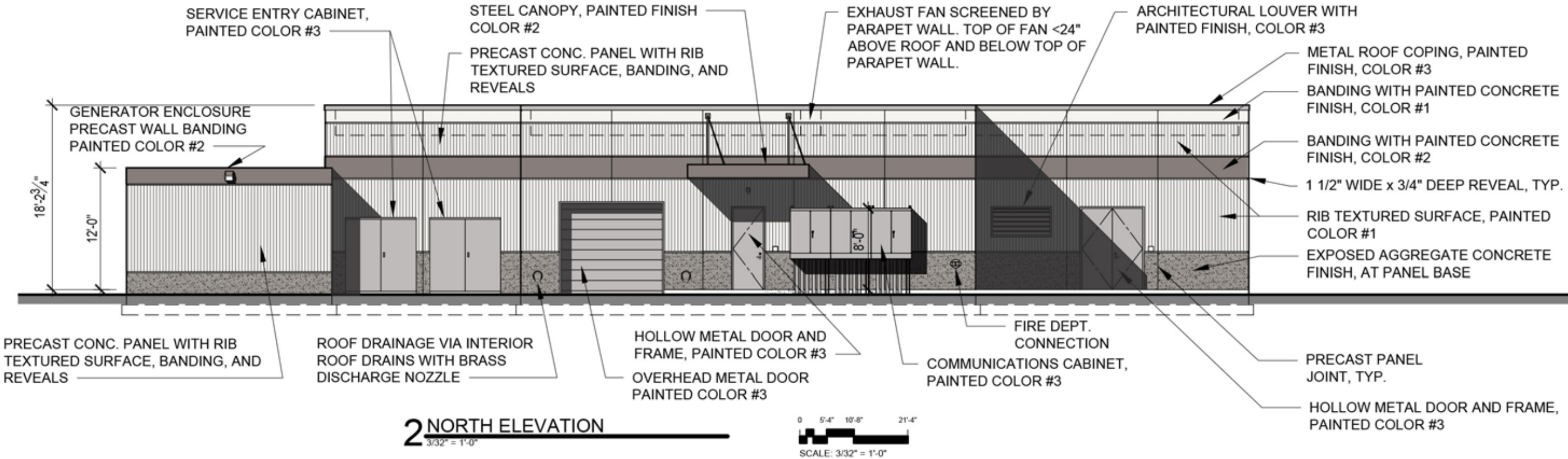
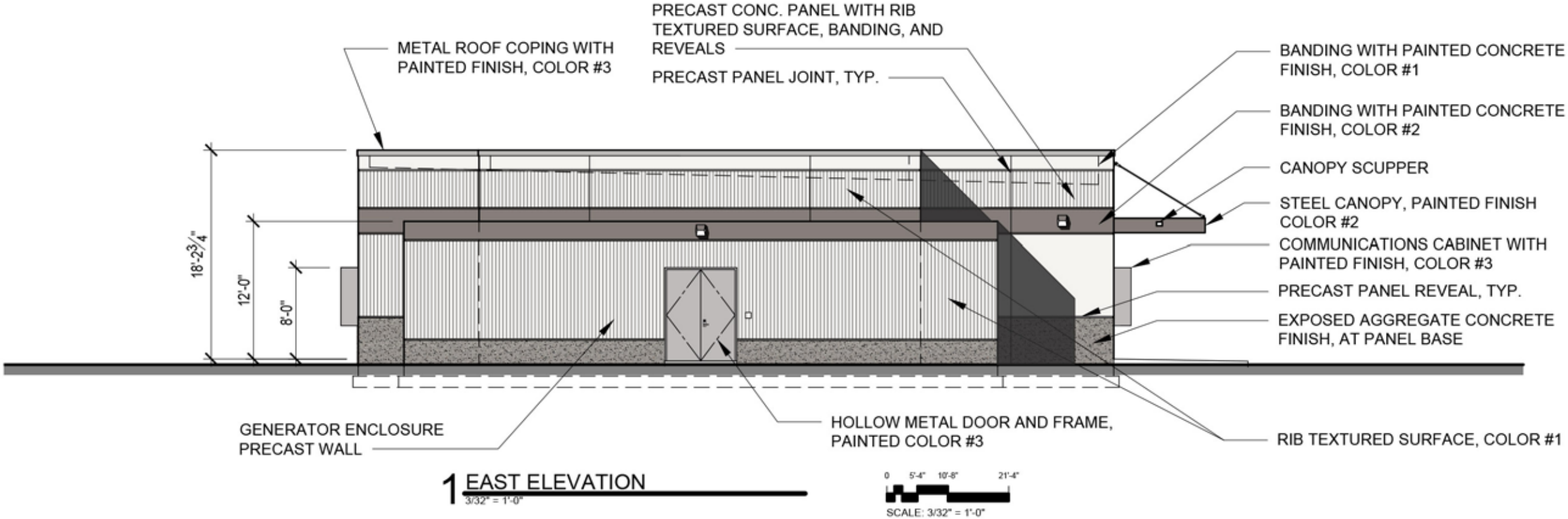
CONSULTANT NO:

0528-02-2078

SHEET NUMBER:

Exhibit 5B





ARCHITECT:
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CONSULTANT:

PROJECT:
FOX Earth Station
Fuller Commercial Center
Lots 13, 14, 19, 20
1040 W Merrill Ave.
Gilbert, AZ 85233

OWNER:
FOX
FOX Corporation
10201 West Pico Boulevard
Los Angeles, CA 90064

SET RELEASE / REVISION	KEY / DATE
Pre-Application	07-24-19
Design Review Application	09-24-19
DR Revisions	11-14-19

DRAWN: CHECKED:

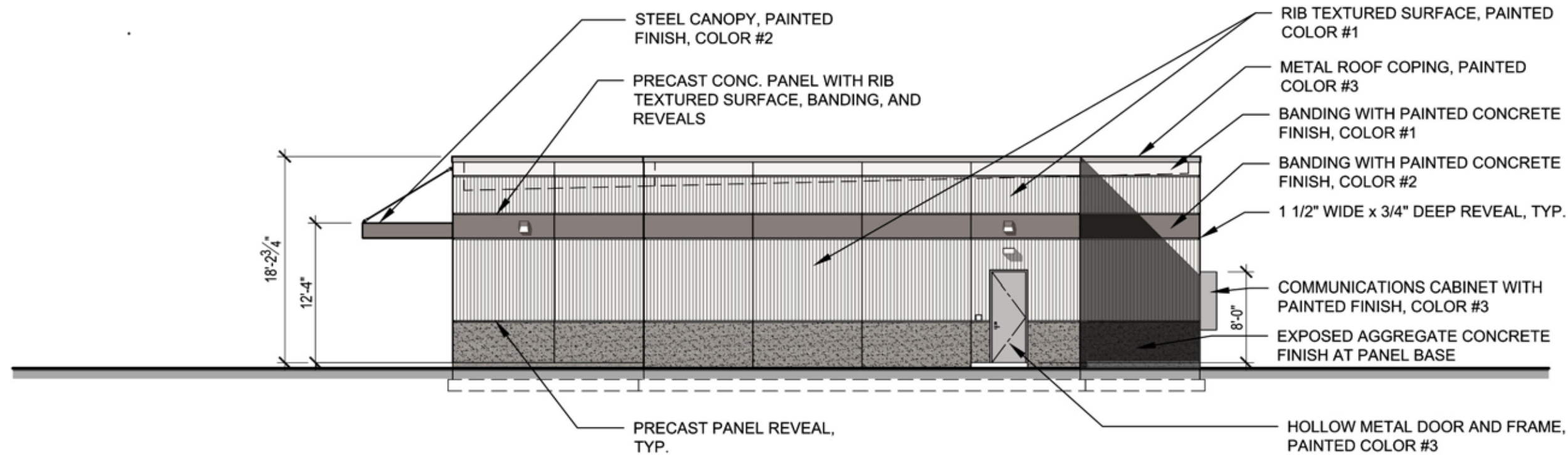
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☐ RECORD DRAWINGS
☐ RELEASED FOR CONSTRUCTION
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☐ RELEASED FOR PERMIT
☒ PRELIMINARY - NOT FOR CONSTRUCTION

SEAL

SHEET TITLE:
ELEVATIONS

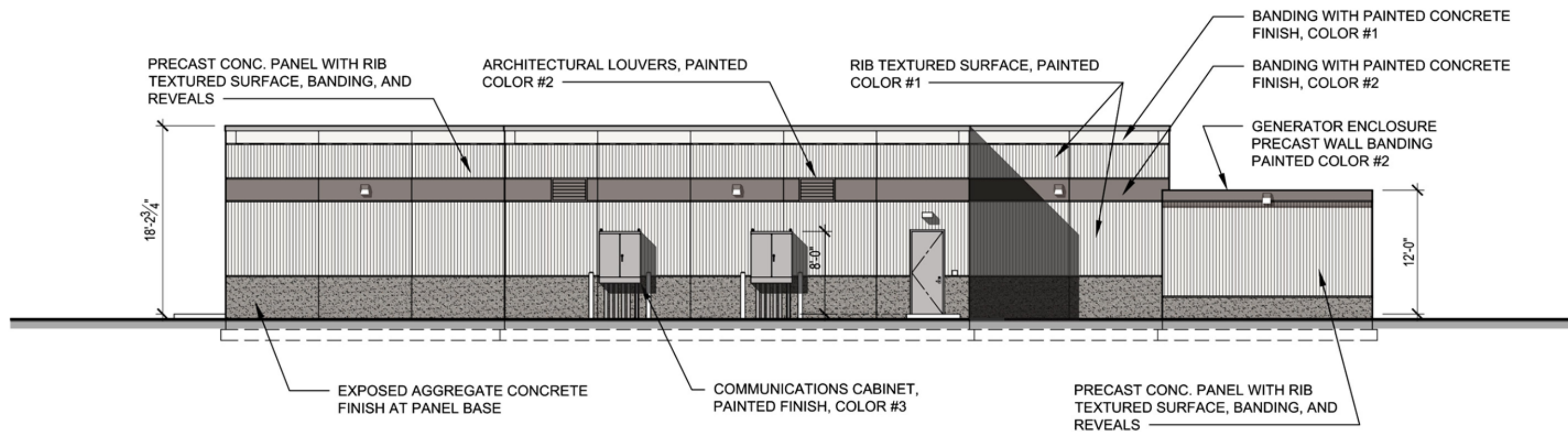
ARCHCENTRIC NO:
1827.02

SHEET NUMBER:
Exhibit 8A



1 WEST ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

CONSULTANT:

PROJECT:

FOX Earth Station

Fuller Commercial Center
Lots 13, 14, 19, 20
1040 W Merrill Ave.
Gilbert, AZ 85233

OWNER:

FOX

FOX Corporation
10201 West Pico Boulevard
Los Angeles, CA 90064

SET RELEASE / REVISION

DESCRIPTION	KEY	DATE
Pre-Application		07-24-19
Design Review Application		09-24-19
DR Revisions		11-14-19

DRAWN: CHECKED:

RELEASE RECORD:

- ☐ RECORD DRAWINGS
- ☐ RELEASED FOR CONSTRUCTION
- ☐ RELEASED FOR BID
- ☐ RELEASED FOR PERMIT
- ☒ PRELIMINARY - NOT FOR CONSTRUCTION

SEAL

SHEET TITLE:

ELEVATIONS

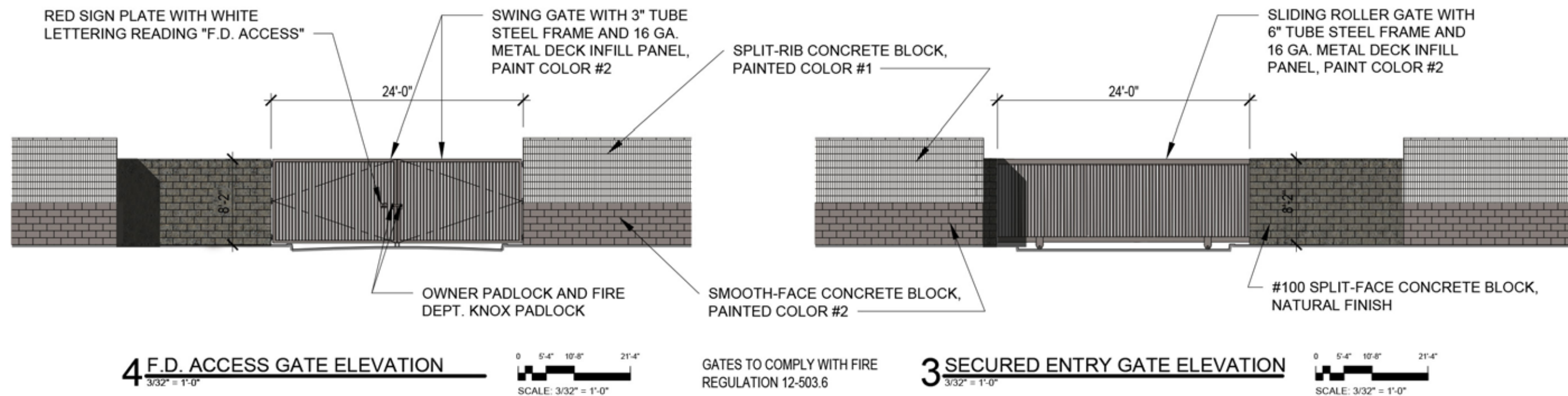
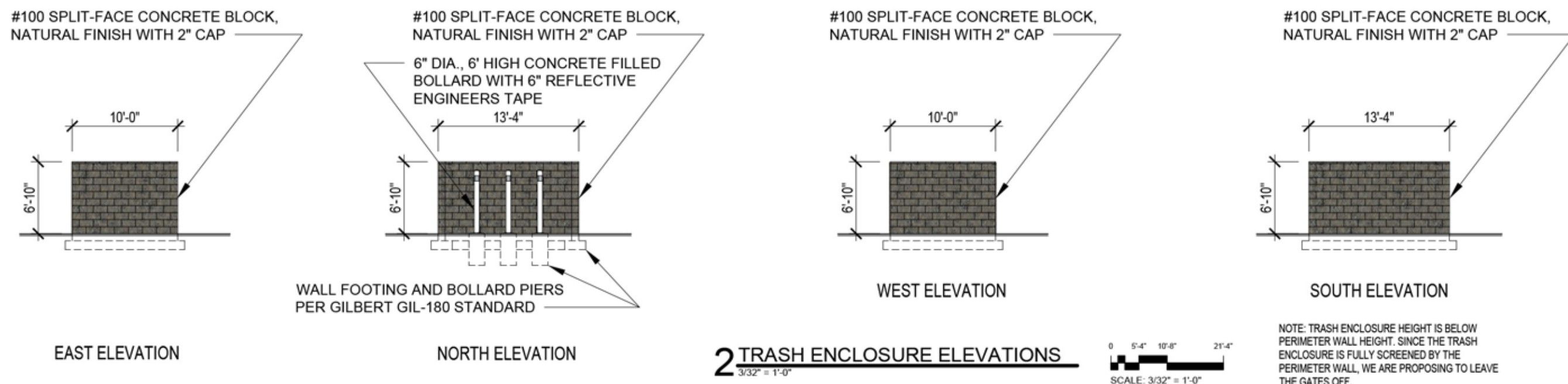
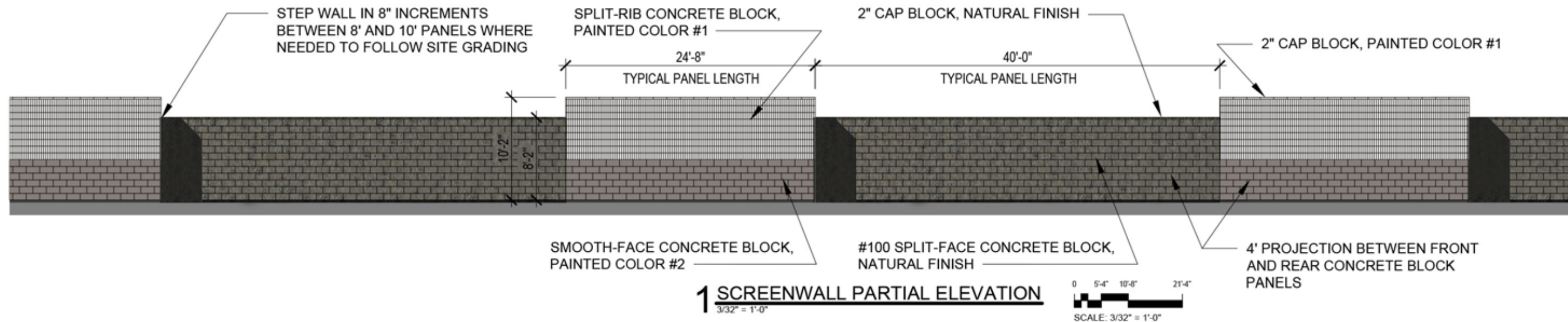
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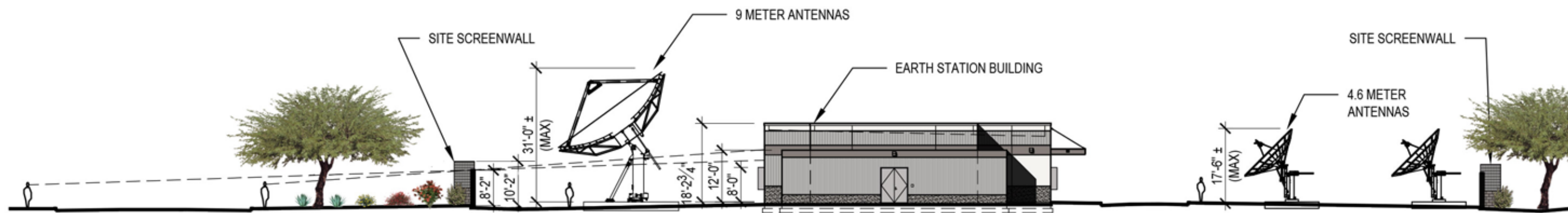
1827.02

CONSULTANT NO:

SHEET NUMBER:

Exhibit 8B





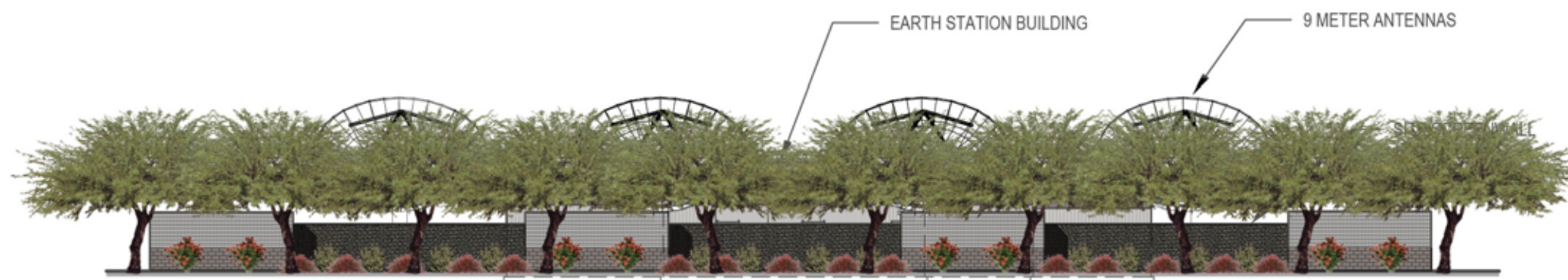
1 SITE CROSS SECTION
1" = 25'

0 6'-3" 12'-6" 25'
SCALE: 1" = 25'



2 SOUTH ELEVATION (WITHOUT ANTENNAS)
1" = 25'

0 6'-3" 12'-6" 25'
SCALE: 1" = 25'



3 SOUTH ELEVATION (WITH ANTENNAS)
1" = 25'

0 6'-3" 12'-6" 25'
SCALE: 1" = 25'

ARCHITECT:
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Greenwood Village, Colorado 80111
720-529-6644

CONSULTANT:

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FOX Corporation
10201 West Pico Boulevard
Los Angeles, CA 90064

SET RELEASE / REVISION	KEY / DATE
DESCRIPTION	KEY / DATE
Pre-Application	07-24-19
Design Review Application	09-24-19
DR Revisions	11-14-19

DRAWN: CHECKED:

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☐ RELEASED FOR CONSTRUCTION
☐ RELEASED FOR BID
☐ RELEASED FOR PERMIT
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SEAL

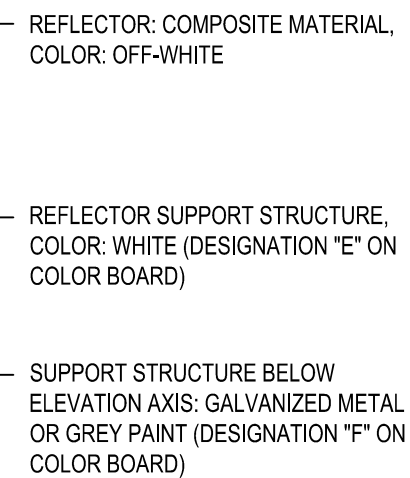
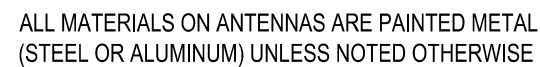
SHEET TITLE:
SITE CROSS SECTION & ELEVATIONS

ARCHCENTRIC NO:
1827.02

CONSULTANT NO:
Exhibit 8D

ALL FINISHES GLOSS WHITE (DESIGNATION "E" ON COLOR BOARD)
WITH THE FOLLOWING EXCEPTIONS:

1. PANELS AND SUBREFLECTOR ARE FLAT WHITE
(DESIGNATION "E" ON COLOR BOARD)
2. NUTS, BOLTS, AND RUNGS ON ACCESS LADDER ARE
GALVANIZED. (LADDER RAILS AND SERVICE PLATFORM ARE
WHITE)



0 2' 4'

SCALE: 1/8" = 1'-0"

0 2' 4'

SCALE: 1/8" = 1'-0"

[illegible]

DRAWN:	CHECKED:
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RELEASE RECORD:

☐ RECORD DRAWINGS

☐ RELEASED FOR CONSTRUCTION

☐ RELEASED FOR BID

☐ RELEASED FOR PERMIT

☒ PRELIMINARY - NOT FOR CONSTRUCTION

SEAL

SHEET TITLE:
**ANTENNA
MANUFACTURER'S
DRAWINGS**

ARCHCENTRIC NO: 1827.02	SHEET NUMBER:
CONSULTANT NO:	Exhibit 8E

Exhibit 7 – Color and Materials Table

Painted Metals:

- | | |
|---|---|
| A | Color #2 – SW6004 – Mink - Sherwin Williams Pro Industrial DTM Acrylic Semi- Gloss

Entry Canopy, Architectural Louvers (exhaust – south elevation), perimeter gates |
| B | Color #3 – SW6002 – Essential Gray - Sherwin Williams Pro Industrial DTM Acrylic Semi- Gloss

Hollow metal doors and frames, Overhead door, Communication cabinets, Service entry cabinets, Roof Access Ladder, Architectural Louver (intake – north elevation) |
| C | Color #4 – Seaman Corp – Grey Pt #101G – Prefinished Roof Coping |
| D | Color #5 – Cooper Industries – Lumark Grey Finish – Wall mounted exterior light fixtures |
| E | Color #6 – General Dynamics Antennas – Federal Standard – 37925 Flat White – dish panels, subreflector |

Galvanized Metal

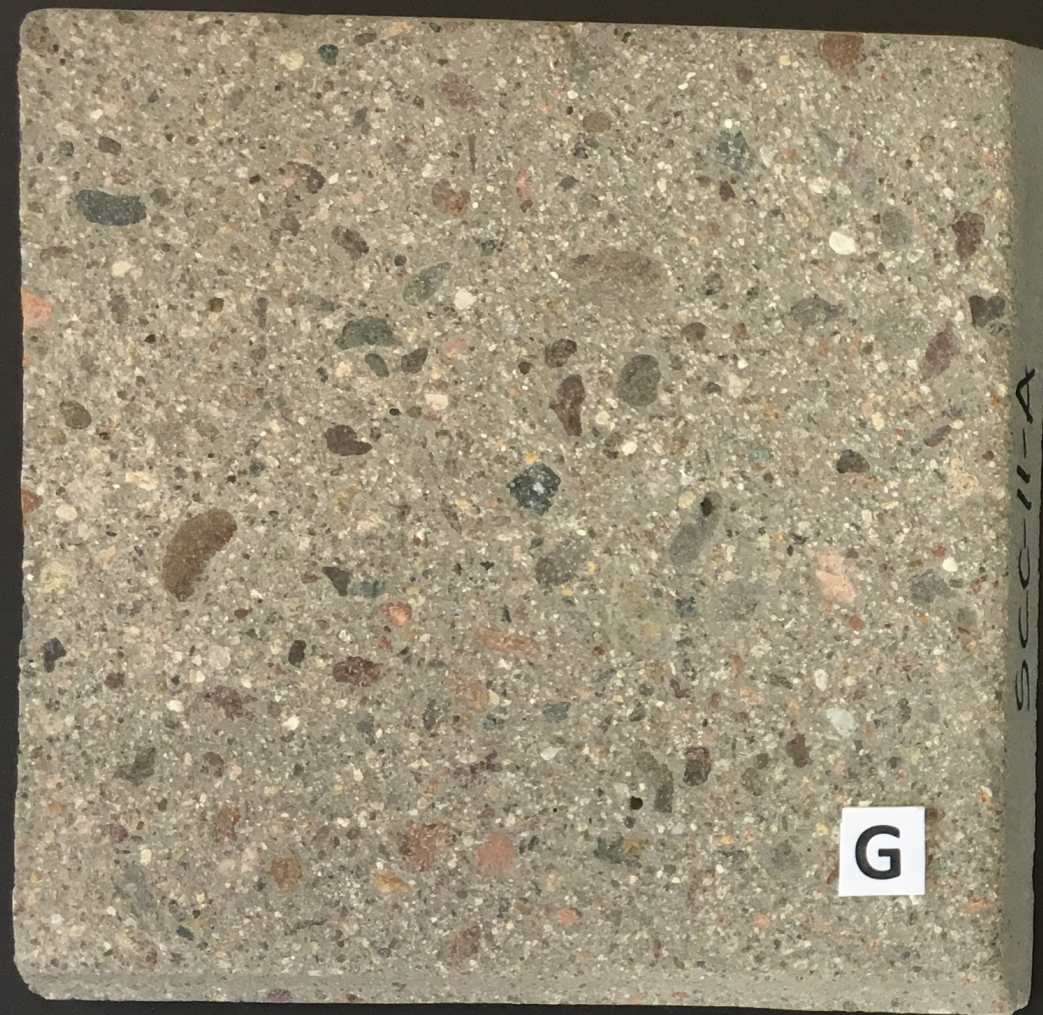
- F Galvanized Metal – General Dynamics Antennas – antenna pedestal, pedestal legs, access platform, motors, jacks, misc brackets – note; this equipment will typically be screened from view along Merrill Ave. by each large antenna 'dish' which will be oriented towards the south.

Precast Concrete:

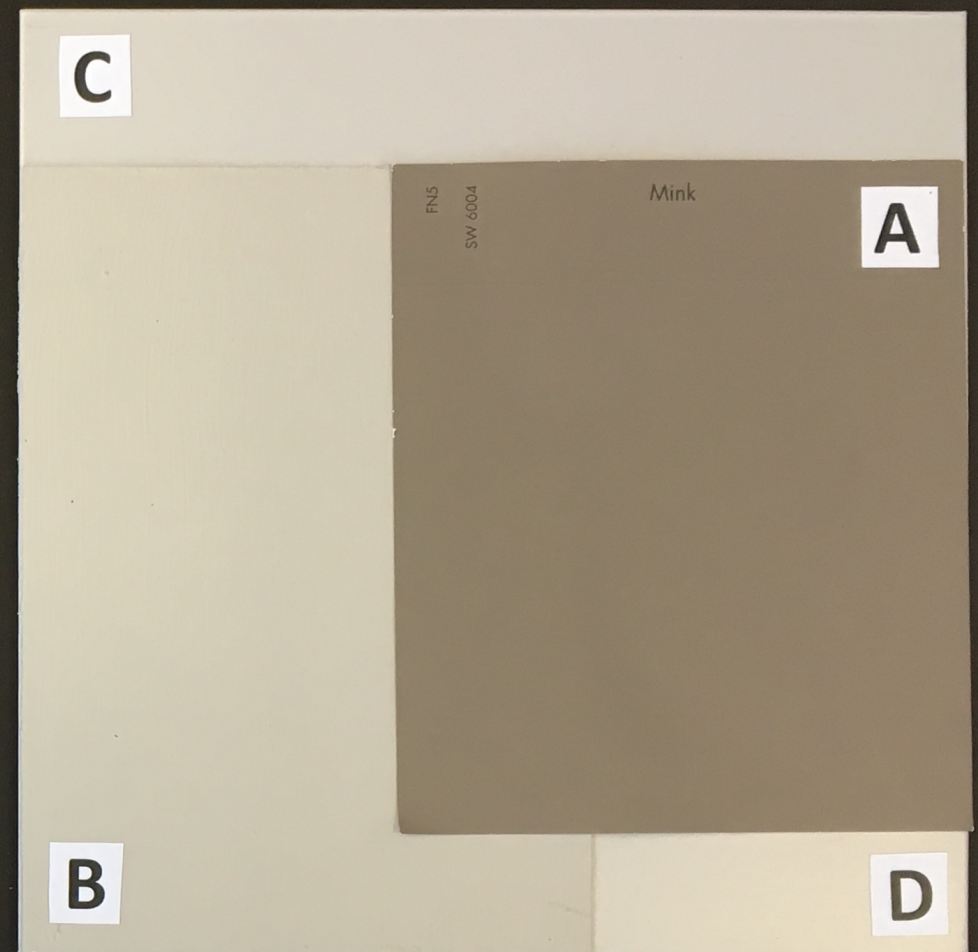
- | | |
|---|---|
| G | Sand blast exposed aggregate – clear sealer |
| H | Fluted formliner – Fitzgerald Formliner – Pattern 14304 Fluted Rib; Paint Color #1 – SW 6000 – Snowfall – Sherwin Williams A-100 Exterior Latex |
| I | Smooth finish - Paint Color #1 – SW 6000 – Snowfall – Sherwin Williams A-100 Exterior Latex |
| J | Smooth finish (horizontal band) - Paint Color #2 – SW 6004 – Mink – Sherwin Williams A-100 Exterior Latex |

Concrete Masonry Units (perimeter screen wall & trash enclosure): Block Manufacturer - Superlite

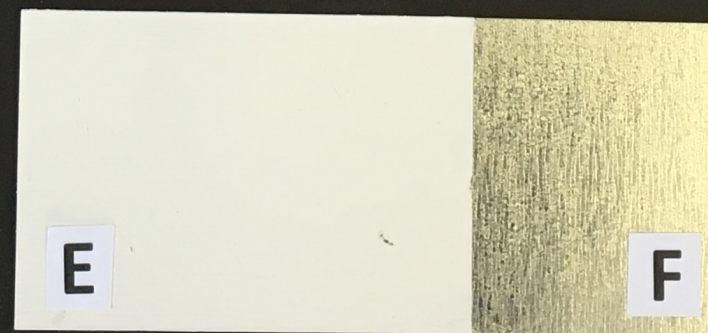
- | | |
|---|--|
| K | Fluted Block –Paint Color #1 – SW 6000 – Snowfall – Sherwin Williams A-100 Exterior Latex
Superlite Block – 8 flutes/block – 8x8x16 |
| L | Smooth Face Block - Paint Color #2 – SW 6004 – Mink – Sherwin Williams A-100 Exterior Latex –
Superlite Block – 8x8x16 |
| M | Split Face Block – Natural Finish- Superlite Block #100 SF – 8x8x16 |

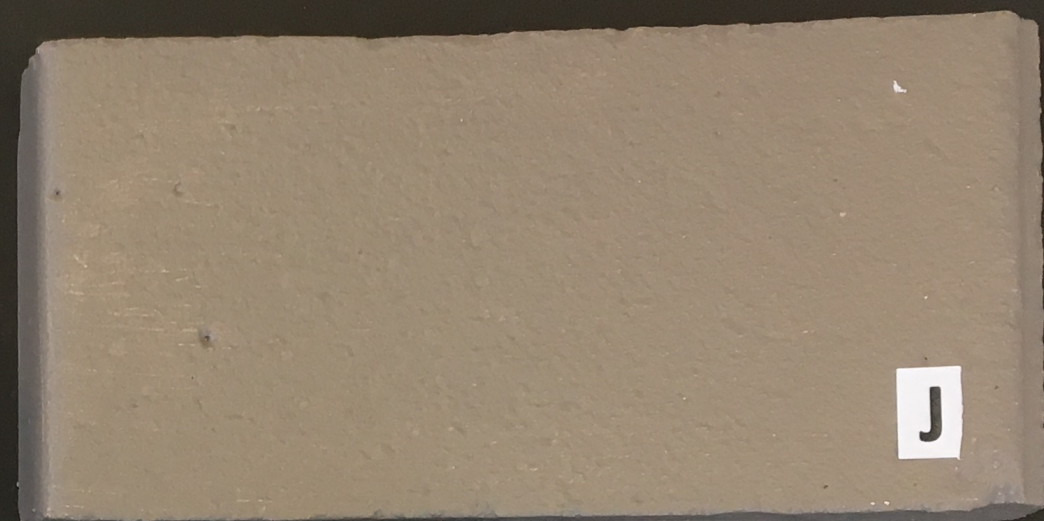


EXPOSED AGGREGATE PRECAST



PAINTED METALS





PRECAST CONCRETE BUILDING

FOX

FOX Earth Station


 Archcentric

Exhibit 7



CONCRETE BLOCK SCREENWALL

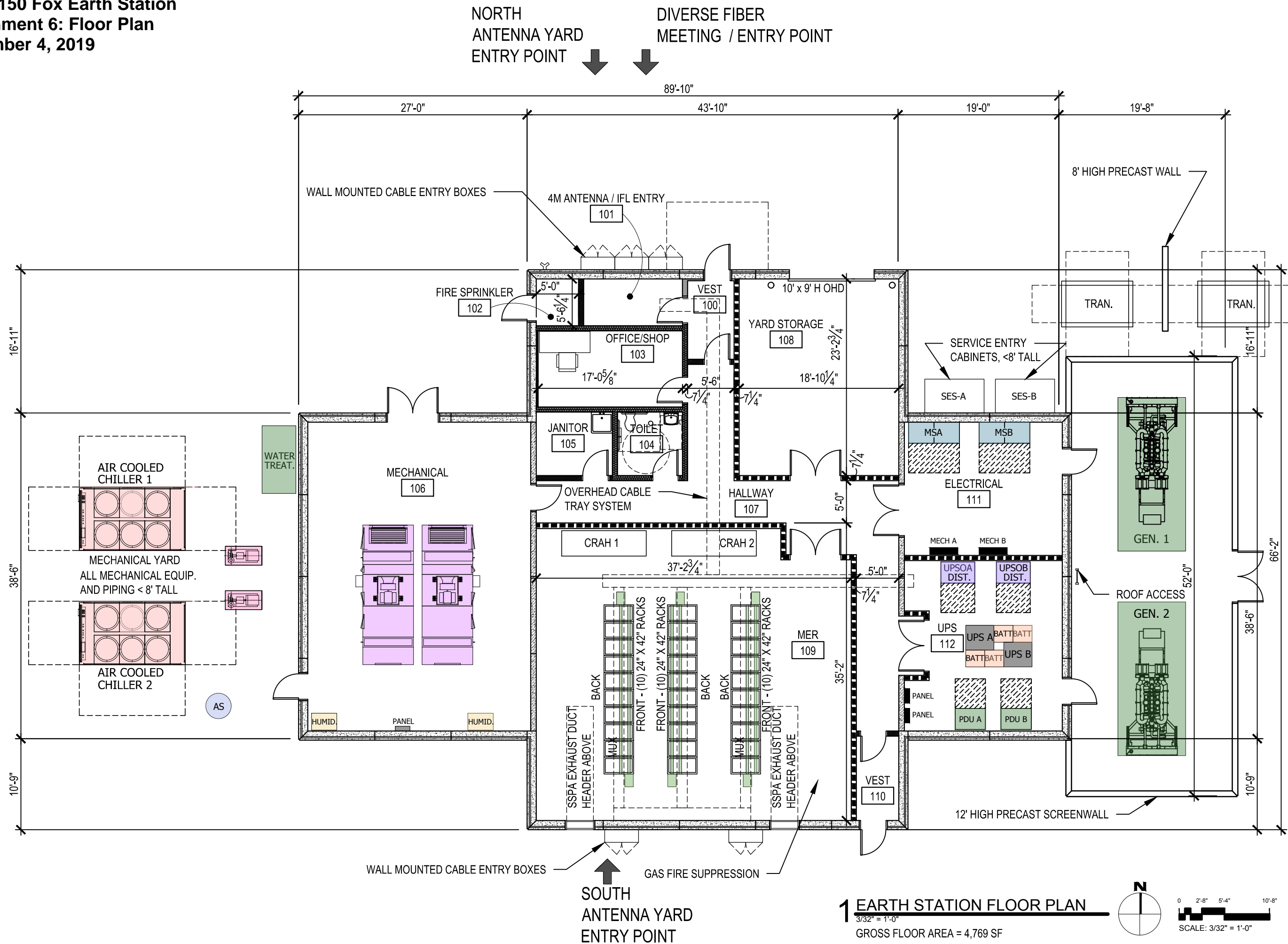
FOX

FOX Earth Station

 Archcentric

Exhibit 7

**DR19-150 Fox Earth Station
Attachment 6: Floor Plan
December 4, 2019**



ARCHITECT:

 **Archcentric**

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5300 DTC Parkway, Suite 370
Greenwood Village, Colorado 80111
720-529-6644

CONSULTANT:

PROJECT:

FOX Earth Station

Fuller Commercial Center
Lots 13, 14, 19, 20
1040 W Merrill Ave.
Gilbert, AZ 85233

OWNER:

FOX

FOX Corporation
10201 West Pico Boulevard
Los Angeles, CA 90064

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SHEET TITLE:




EARTH STATION
FLOOR PLAN



ARCHCENTRIC NO: 1827.02	SHEET NUMBER: Exhibit 9
CONSULTANT NO:	

This architectural floor plan depicts a large, multi-winged building complex. The central feature is a large, irregularly shaped courtyard or atrium. Surrounding this central space are several wings of varying widths and lengths. The plan is densely packed with rooms, corridors, and service areas. Key features include:

- Central Courtyard:** A large, open space in the center, possibly for a garden or a large hall.
- Wings and Rooms:** Numerous rectangular rooms of different sizes, some with internal partitions, arranged around the central space.
- Corridors and Circulation:** A network of corridors and stairwells connecting the various rooms and wings.
- Service Areas:** Several smaller rooms and spaces, likely for administrative or service purposes, located near the central courtyard.
- Entrances and Exits:** Multiple points of access to the building complex, indicated by wider openings and door symbols.
- Landscaping and Outdoor Spaces:** Some areas within the courtyard and along the perimeter are marked with symbols for trees or landscaping.

The drawing is a technical architectural plan, showing precise dimensions and room layouts. It is oriented with a north arrow in the upper right corner.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Lamp
	S1	6	EATON — LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (7) 0R, 4000K LED, AND TYPE II OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH RAILS, ROADWAY, SIDEWALK, SIGN, STREET, SUBSTATION, SECURITY, CORRUPTION RESISTANT, VANDAL RESISTANT, WEAT LOCATION ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PRV-C15-D-UNV-T3-BZ-HSS.ies	6462	1	52	
	S2	2	EATON — LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T4-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CR, 4000K LED, AND TYPE II OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH RAILS, ROADWAY, SIDEWALK, SIGN, STREET, SUBSTATION, SECURITY, CORRUPTION RESISTANT, VANDAL RESISTANT, WEAT LOCATION ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PRV-C15-D-UNV-T4-BZ-HSS.ies	6437	1	52	
	WP1	12	EATON — LUMARK (FORMER COOPER LIGHTING)	AXCS1A	1A ACRYLIC SMALL LED WALLPACK WITH 4000K CCT AND 70 CR LEDS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	AXCS1A.ies	1806	1	13.5	

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Lamp
	WP2	33	EATON — McGRAW-EDISON (FORMER COOPER LIGHTING)	GCW-AF-01-LED-E1-RW-600	GALLEN WALL LUMINAIRE (1) 70 CIR. 400K, 4100LM LIGHTSQUARE WITH 16 LED EACH AND RECTANGULAR HOSE OPTICS Industrial, Landscape, Library, Office, Parking, Porch, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Sign, Street, Substation, Security Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	16	GCW-AF-01-LED-E1-RW-600.ies	274	1	34	Lamp
	A	0	EATON — LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T3-BZ-HSS	PERMAN AREA AND ROADWAY LUMINAIRE (1) 70 CIR. 4000K LED AND TYPE II OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Sign, Street, Substation, Security Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PRV-C15-D-UNV-T3-BZ-HSS.ies	6462	1	92	



DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 85%, the Prevail fixture replaces 150-1,000W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards

to maximize heat dissipation and promote long life. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

See Control Options section for more details on available offerings.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.



PRV / PRV-XL PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE



LumenSafe Technology
[CLICK HERE](#)

CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated (PRV)
1.5G Vibration Rated (PRV-XL)
ISO 9001
FCC Class A

ENERGY DATA

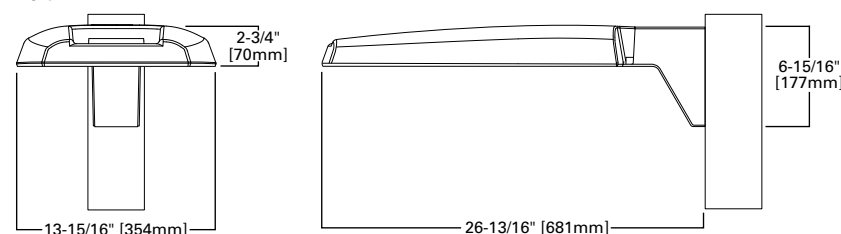
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

SHIPPING DATA

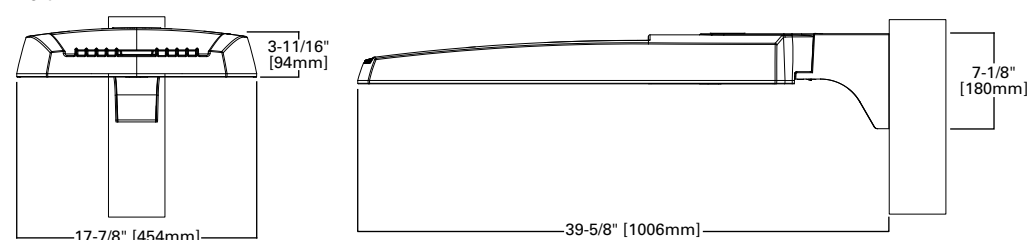
Approximate Net Weight:
PRV: 20 lbs. (9.09 kgs.)
PRV-XL: 45 lbs. (20.41 kgs.)

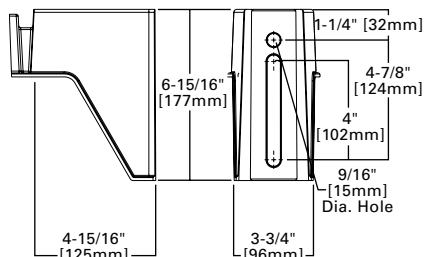
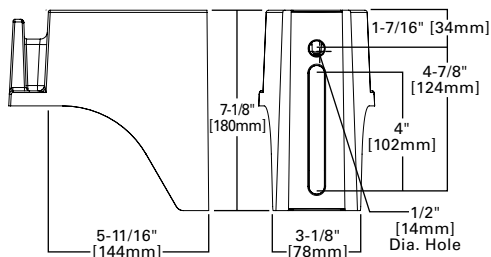
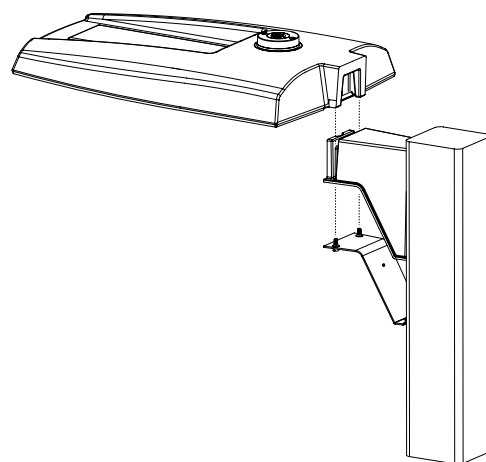
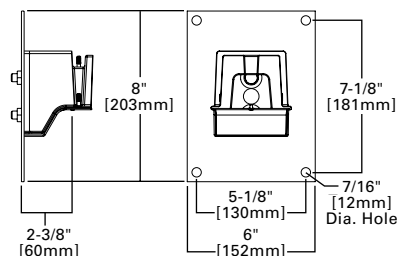
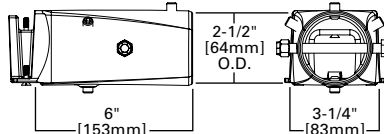
DIMENSIONS

Prevail



Prevail XL



POLE MOUNT ARM (PRV)**POLE MOUNT ARM (PRV-XL)****VERSATILE MOUNT SYSTEM****WALL MOUNT (PRV)****MAST ARM MOUNT (PRV)****MOUNTING CONFIGURATIONS AND EPAS****Wall Mount**

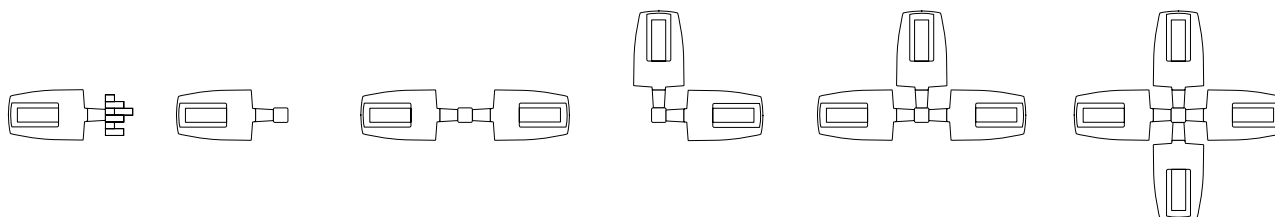
Arm Mount Single
EPA 0.75 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.50 (PRV)
EPA 2.25 (PRV-XL)

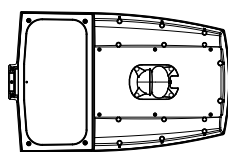
Arm Mount 2 @ 90°
EPA 1.50 (PRV)
EPA 2.13 (PRV-XL)

Arm Mount 3 @ 90°
EPA 2.25 (PRV)
EPA 2.52 (PRV-XL)

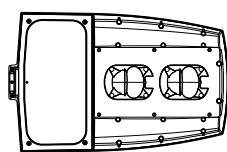
Arm Mount 4 @ 90°
EPA 3.00 (PRV)
EPA 2.52 (PRV-XL)

**OPTICAL CONFIGURATIONS**

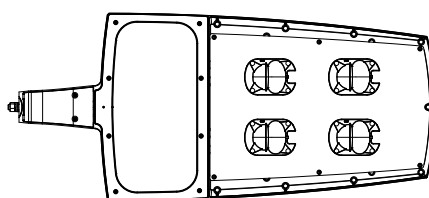
PRV-C15
(7,100 Nominal Lumens)



PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)

